

32-62-2  
#15780WARRANTY DEED  
Statutory Short Form

**ARTHUR H. BROWN and WILLIAM TOPPS, JR.** of Stratton, Franklin County, Maine, for consideration paid, grant to **JOYCE D'AMICO** of Benton, Kennebec County, Maine, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows:

**000312**

The land together with any buildings or improvements thereon in Waterville, County of Kennebec, State of Maine, described as follows:

TRANSF.  
TAX  
PAID

Unit 2 (known as #225) in the Condominium known as Ridgewood Heights Condominium situated in the City of Waterville, County of Kennebec, and State of Maine, together with the allocated interests appurtenant to each such unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company, and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner of Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- (e) Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3 as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

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Being the same premises described in Quitclaim Deed from Maine Savings Bank to Arthur H. Brown and William Topps, Jr. dated November 14, 1990, and recorded at the Kennebec County Registry of Deeds in Book 3834, Page 130.

Dated: December 23, 1993

Signed, Sealed and Delivered  
in the presence of:

X D.R.B.  
Witness

X D.R.B.  
Witness

X Arthur H. Brown  
Arthur H. Brown

X William Topps, Jr.  
William Topps, Jr.

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: December 23, 1993

Then personally appeared the above-named Arthur H. Brown and William Topps, Jr. and acknowledged the foregoing instrument to be their free act and deed.

Before me,

X D.R.B.  
Notary Public  
Print Name David R. Butler  
My Commission Expires \_\_\_\_\_

DAVID R. BUTLER  
MY COMMISSION EXPIRES:  
JUNE 21, 2000

